

TABLE OF CONTENTS

CHAPTER 01	TITLE, AUTHORITY AND PURPOSE	
	Short Title.....	1-1
	Authority.....	1-1
	Intent and Purpose.....	1-1
	Applicability.....	1-2
	Permits and Licenses to Conform to Development Code.....	1-2
	Building Permits Required.....	1-2
	Building codes and Permits.....	1-2
	Certificates of Occupancy.....	1-3
	Exemptions.....	1-3
	Repeal of Existing Ordinances and Effective Date.....	1-4
CHAPTER 02	INTERPRETATION AND EFFECT	
	Interpretation.....	2-1
	Rules for Interpretation of Zoning District Boundaries.....	2-1
	Lots in two (2) or More Districts.....	2-2
	Interpretation of Authorized Permitted or Conditional Uses.....	2-2
	Amendments to Table of Uses.....	2-2
	Effect (Severability).....	2-2
CHAPTER 03	ADMINISTRATION	
	Decision Making and Administrative Bodies.....	3-1
	City Council.....	3-1
	Planning Commission.....	3-1
	Creation.....	3-1
	Powers and Duties.....	3-1
	Qualifications for Membership.....	3-2
	Membership.....	3-2
	Alternate Members.....	3-2
	Recording Secretary.....	3-2
	Quorum and Necessary Vote.....	3-2
	Meetings, Hearings and Procedure.....	3-3
	Board of Adjustment.....	3-3
	Powers and Duties.....	3-3
	Qualifications for Membership.....	3-3
	Membership.....	3-3
	Recording Secretary.....	3-3
	Quorum and Necessary Vote.....	3-4
	Meetings, Hearings and Procedure.....	3-4
	Parks, Trails and Trees Advisory Committee.....	3-4
	Duties and Responsibilities.....	3-4
	Reviewing Departments.....	3-5
	Review Required.....	3-5

Procedure.....	3-5
Approval of Specific Projects.....	3-5
Zoning Administrator.....	3-6
Staff.....	3-6
Meetings and Public Hearings.....	3-6
Courtesy Notice.....	3-6
 CHAPTER 04 AMENDMENTS TO THE CITY GENERAL PLAN, DEVELOPMENT CODE AND ZONING DISTRICT MAP	
Amendments to Lehi City General Plan.....	4-1
Procedures for Amending the Lehi City General Plan Text and Maps.....	4-1
Criteria for Approval of General Plan Text and Map Amendments.....	4-1
Effect of General Plan Amendment.....	4-2
Procedures for Amending the Lehi City Development Code and Lehi City Zoning Map.....	4-2
Criteria for Approval.....	4-2
Effect of an Amendment to the Development Code and Zoning District Map.....	4-3
 CHAPTER 05 ESTABLISHMENT OF ZONING DISTRICTS	
Zoning by Districts.....	5-1
Zoning District Purpose.....	5-1
Table of Permitted and Conditional Uses.....	5-4
Table of District Yard, Bulk and Intensity Requirements.....	5-4
Off-Street Parking Requirements.....	5-5
Table of Off Street Parking.....	5-5
General Requirements.....	5-5
Parking Dimensions.....	5-5
Handicapped Parking.....	5-6
Reduction in Required Parking.....	5-6
Landscaping.....	5-6
Maintenance.....	5-7
 CHAPTER 06 PLANNED COMMUNITY DISTRICTS	
Purpose and Intent.....	6-1
Planned Community Description.....	6-1
Design Compatibility.....	6-1
Minimum Eligibility Requirements.....	6-2
Allowed Uses.....	6-2
Establishment of Planned Community Zone.....	6-2
General Plan Amendment.....	6-2
Concept Plan.....	6-2
Zoning Map Amendment and Area Plan Approval.....	6-3
Development Approvals.....	6-3
Allowed Density.....	6-3

Required Open Space.....	6-4
Location of Open Space.....	6-4
Density Bonus.....	6-4
Density Bonus Amenities.....	6-4
Active Recreation.....	6-4
Common Buildings or Facilities.....	6-5
Civic Sites.....	6-5
Fencing.....	6-5
Attached Garage.....	6-5
Materials.....	6-5
Roof Materials.....	6-5
Street Beautification.....	6-5
Landscaping.....	6-5
Open Space in Addition to Ten Percent Minimum.....	6-5
Special Major Water Features.....	6-6
Theme Lighting.....	6-6
Total Density.....	6-6
High Density Development Standards.....	6-6
Materials.....	6-6
Landscaping.....	6-6
Amenities.....	6-6
Fencing Standards.....	6-7
Commercial Development Standards.....	6-7
Variations from Development Code and Design Standards.....	6-7
City Council Discretion.....	6-8

CHAPTER 07 HISTORIC PRESERVATION OVERLAY DISTRICT (H) AND LANDMARK SITES

Purpose.....	7-1
Definitions.....	7-1
Procedure for Establishment.....	7-1
Criteria for Establishment.....	7-2
Boundaries of a Proposed Historic Preservation Overlay District.....	7-2
Required Notice to Property Owners.....	7-2
Adjustment of Boundaries.....	7-2
Certificate of Appropriateness Required.....	7-3
Procedure for Issuance of Certificate of Appropriateness.....	7-3
Standards for Certificate of Appropriateness.....	7-4
Relocation of Landmark Site.....	7-5
Demolition of Landmark Site.....	7-5
Determination of Economic Hardship.....	7-5
Procedure for Determination of Economic Hardship.....	7-6
Bona Fide Preservation Effort.....	7-6
Final Decision for Certificate of Appropriateness for Demolition.....	7-7
Record Requirement for Approved Certificate of Appropriateness for Demolition.....	7-7

Landscaping Plan and Bond Requirement for Demolition.....	7-7
CHAPTER 08 PERMITTED USES	
Approval Required.....	8-1
Application Required.....	8-1
Review and Approval Procedures.....	8-1
CHAPTER 09 CONDITIONAL USE PERMITS	
Issuance and Purpose.....	9-1
Public Hearing Required.....	9-1
Application Requirements.....	9-1
Conditions for Approval.....	9-1
Findings and Conditions.....	9-1
Revocation or Modification of a Conditional Use Permit.....	9-2
Model Homes.....	9-2
CHAPTER 10 DEVELOPMENT APPLICATIONS AND PROCEDURES	
Purpose.....	10-1
Applicability.....	10-1
Application Forms.....	10-1
Development Application Procedures.....	10-2
Combined Actions Permitted.....	10-2
Permits Required.....	10-2
Development Application Initiation.....	10-2
Determination of Application Completeness.....	10-2
Remedying Application Deficiencies.....	10-2
Payment of Taxes and Charges Required.....	10-2
Scope of Development Approvals.....	10-2
Extensions of Development Approvals.....	10-3
Amendment to Development Permits.....	10-3
Reapplication Following Denial.....	10-3
Inspections.....	10-3
Fee for Processing Development Applications.....	10-4
CHAPTER 11 DEVELOPMENT APPLICATION REQUIREMENTS	
Concept Plan – Applicability.....	11-1
Concept Plan Approval Process.....	11-1
Consideration and Effect of Concept Plan.....	11-1
Concept Plan Requirements.....	11-1
Single Lot Building Permits Outside a Recorded Subdivision.....	11-2
Two Lot Subdivision with an Existing Home.....	11-2
Two Lot Subdivision Criteria.....	11-2
General Requirements.....	11-2
Features to be Shown on the Final Plat.....	11-2
Construction Drawings.....	11-3
Additional Required Information.....	11-3

Approval Process.....	11-4
Approval and Guarantees.....	11-4
Application Requirements for Preliminary Subdivision Plats.....	11-4
General Requirements.....	11-4
Features to be Shown on the Preliminary Plat.....	11-4
Additional Information Required.....	11-6
Preliminary Plat Approval Process.....	11-6
Lack of Preliminary Subdivision Application Information.....	11-7
Effect of Preliminary Subdivision Plat Approval.....	11-7
Effective Period of Preliminary Plat Approval.....	11-7
Application Requirements for Final Subdivision Plat.....	11-7
General Requirements.....	11-7
Features to be Shown on the Final Plat.....	11-7
Construction Drawings.....	11-8
Additional Information Required.....	11-9
Revisions.....	11-10
Final Plat Approval Process.....	11-10
Plat Materials; size, copies.....	11-10
Multiple Sheets and Plat Accuracy.....	11-10
Nature and Effect of Final Subdivision Plat.....	11-10
Effective Period of Final Subdivision Plat Approval.....	11-10
Recording the Approval Final Subdivision Plat.....	11-11
Proceeding with Subdivision Construction.....	11-11
As-Built Drawings.....	11-11
Completion Assurance and Improvement Warranty.....	11-11
Site Plan Approval.....	11-13
Application Requirements for Site Plans.....	11-13
General Requirements.....	11-13
Features to be Shown on the Site Plan.....	11-13
Additional Information Required.....	11-15
Site Plan Approval Process.....	11-16
Permitted Uses.....	11-16
Conditional Uses.....	11-16
Lack of Site Plan Information.....	11-16
Multiple Sheets and Plan Accuracy.....	11-16
Nature and Effect of Site Plan Approval.....	11-17
Effective Period of Site Plan Approval.....	11-17
Proceeding with Construction.....	11-17
As-Built Drawings.....	11-17
Guarantees and Bonds.....	11-17
Condominium Plats.....	11-18
Vacating, Altering or Amending a Recorded Plat.....	11-18
Plat Amendment Approval Process.....	11-19
Lot Line Adjustments	11-19
Vacation of a Public Street.....	11-20

CHAPTER 12 PROPERTY DEVELOPMENT STANDARDS

Establishment of Development Standards.....	12-1
General Requirements.....	12-1
All Uses, Buildings, and Structures to Comply with	
District Requirements.....	12-1
Subdivision and Sale of Property.....	12-2
Required Yard Areas for One Building Only.....	12-2
Every Dwelling and Accessory Structure to be on a Lot.....	12-2
Required Yards to be Unobstructed – Exceptions.....	12-2
Maximum Lot Coverage of Accessory Buildings.....	12-2
Temporary Dwellings/Trailers Prohibited.....	12-2
Sale of Nonconforming Lots Prohibited.....	12-2
Sale or Lease of Required Space Prohibited.....	12-2
Effect of Street Plan.....	12-2
Infrastructure Provision and Environmental Criteria.....	12-3
Air Quality.....	12-3
Culinary Water Supply.....	12-3
Irrigation Water.....	12-3
Water Quality.....	12-3
Watershed Protection.....	12-3
Sewage Disposal.....	12-3
Provision of Water and Sewage Service.....	12-3
Transportation and Circulation Improvements.....	12-3
Revegetation/Erosion Protection/Runoff Control.....	12-3
Wildlife Habitat.....	12-4
Critical Areas.....	12-4
Compatibility Assessment.....	12-4
Number of Buildings on a Lot.....	12-5
Frontage Required.....	12-5
Fences, Walls, and Hedges.....	12-5
Clear View Area at Street Intersections.....	12-5
Front Yards.....	12-6
Side and Rear Yards.....	12-6
Privacy.....	12-6
Ridgelines.....	12-6
Trail System.....	12-6
Project Buffering and Screening Requirements.....	12-6
Landscape Areas.....	12-6
Screening of Nonresidential and Special Districts.....	12-6
Required Screening for Mixed Use Districts.....	12-7
Landscaping and Maintenance Requirements.....	12-7
General Requirements.....	12-7
Landscape Requirements for Residential Areas.....	12-8
Parking Areas.....	12-8

Loading and Unloading Requirements and Regulations.....	12-8
Loading and Unloading for Wholesale, Manufacturing and Industrial Buildings.....	12-8
Location of Required Loading and Unloading Spaces.....	12-8
Collective Action Relative to Loading and Unloading.....	12-8
Mixed Uses.....	12-8
Lighting Regulations.....	12-9
Purpose.....	12-9
General Non-Residential Site Lighting and Glare Standards.....	12-9
Residential Lighting and Glare Standards.....	12-9
Special or Temporary Lighting: Low Wattage.....	12-9
Supplementary Requirements for Agriculture and Residential Districts.....	12-9
Average Front Yard Setback Permitted.....	12-9
Storage of Commercial Vehicles in Agriculture and Residential Districts Prohibited.....	12-9
Additional Height for Public Buildings Allowed.....	12-9
Keeping of Animals in Agriculture and Residential Districts.....	12-10
Apiaries.....	12-12
Supplementary Requirements for Mixed Use, Nonresidential and Special Districts	12-12
Storage Units – Mini Storage Units.....	12-12
Hotels and Motels.....	12-13
Liquor Stores and Private Clubs.....	12-13
Portable Storage Containers.....	12-14
Check Cashing, Title Loans & Other Credit Services.....	12-15
Pawn Shops and Pawn Brokers.....	12-15
Towing and Impound Yards.....	12-15
Race Tracks for Electric Go-Carts.....	12-16
Tobacco Products Shops.....	12-16
Wireless Telecommunications Facilities.....	12-16
Purpose.....	12-16
Definitions.....	12-16
Findings.....	12-17
Applicability.....	12-18
Approval Process.....	12-18
Application Requirements.....	12-18
Building Permits Required.....	12-18
Location and Type Priority.....	12-19
Permitted Uses.....	12-19
Conditional Uses.....	12-20
Not Permitted Uses.....	12-20
Specific Regulations by Type.....	12-20
Additional Conditional Use Permit Considerations.....	12-22
Lease Agreement.....	12-23
Safety.....	12-23
Additional Requirements.....	12-24

Historic Districts.....	12-24
Supplementary Requirements for Residential Facilities for Persons with Disabilities.....	12-24
Supplementary Requirements for Residential Facilities for the Elderly.....	12-26
Supplementary Requirements for Juvenile Group Home.....	12-28
Supplementary Requirements for Rehabilitation and Treatment Facilities.....	12-30
Denial of Application.....	12-32
Zoning Requirements for Sexually Oriented Businesses.....	12-32
Purpose.....	12-32
Definitions.....	12-32
Zoning and Location Requirements.....	12-32
Development Standards.....	12-33
Zoning Requirements for Child Day Care, Commercial.....	12-33
Flag Lot Standards.....	12-34
Definition.....	12-34
Purpose.....	12-34
Minimum Requirements.....	12-34
Approval Process.....	12-35
 CHAPTER 12-A HILLSIDE PRESERVATION	
Hillside Preservation Purpose and Intent.....	12-A-1
Hillside Preservation General Provisions.....	12-A-1
Hillside Preservation Development Standards and Provisions.....	12-A-1
Hillside Preservation Building Standards.....	12-A-3
Dispute Resolution.....	12-A-4
 CHAPTER 12-B GRADING PERMITS	
Grading Permit – Purpose and Intent.....	12-B-1
Grading Permit Requirements.....	12-B-1
Grading Permit General Conditions.....	12-B-2
Grading Permit Submittal Requirements.....	12-B-2
Grading Permit Issuance.....	12-B-3
Grading Permit Administration.....	12-B-4
Landowner Grading Project Requirements.....	12-B-5
Grading Permit Violations.....	12-B-5
Penalties.....	12-B-5
 CHAPTER 13 ADEQUATE PUBLIC FACILITIES REQUIREMENTS	
Adequate Public Facilities.....	13-1
Essential Public Facilities.....	13-1
Procedures.....	13-1
Level of Service Standards.....	13-1
Culinary Water System.....	13-1
Secondary Water (Pressurized Irrigation).....	13-1
Sanitary Sewer System.....	13-1

Storm Drainage.....	13-2
Transportation Facilities.....	13-2
Parks and Related Recreational Facilities.....	13-2
Compliance with Adequate Public Facilities Required.....	13-2
 CHAPTER 14 REVISIONS TO APPROVED DEVELOPMENT PERMITS AND CONSTRUCTION PLANS AND PERMITS FOR A CHANGE IN PERMITTED USE	
Applicability.....	14-1
Minor Revisions to Development Permits and Construction Plans.....	14-1
Appeal of Zoning Administrator Decision for Minor Revisions.....	14-1
Permits for a Change in Permitted Use.....	14-1
Review of Change in Permitted Use.....	14-2
Appeal of the Development Review Committee Decision for Change in Permitted Use.....	14-2
 CHAPTER 15 AREA PLANS	
Intent.....	15-1
Applicability.....	15-1
Area Plan Requirements.....	15-1
Effect on Area Plan Approval.....	15-2
 CHAPTER 16 PLANNED RESIDENTIAL DEVELOPMENT (PRD)	
Purpose.....	16-1
Description.....	16-1
Allowed Uses.....	16-1
Requirements for Planned Residential Developments.....	16-1
Architectural Standards.....	16-3
Combined Planned Residential Design and Subdivisions Applications Permitted	16-6
Approval Process.....	16-6
Application Requirements.....	16-7
Approval Criteria.....	16-7
Provision of Services.....	16-7
Certificates of Occupancy.....	16-7
Maintenance of Common Areas.....	16-7
Phased Development Procedures.....	16-8
Amendments to the Development Plan.....	16-8
 CHAPTER 17 PLANNED UNIT DEVELOPMENT (PUD)	
Purpose and Intent.....	17-1
Approval Process.....	17-1
Application Requirements.....	17-1
Development Standards.....	17-2
Architectural Standards.....	17-3

Amendments to an Approved Planned Unit Development.....	17-7
CHAPTER 18 RIGHT TO FARM	
Purpose.....	18-1
Right to Farm Analysis Required.....	18-1
Minimum Mitigation Requirements.....	18-1
Minimization of Conflicts.....	18-2
CHAPTER 19 RENEWABLE ENERGY SYSTEM REGULATIONS	
Purpose.....	19-1
Findings.....	19-1
Definitions.....	19-1
Wind Energy Facility.....	19-2
Zoning Requirements.....	19-2
Procedures for Overlay Zone.....	19-2
Application Requirements.....	19-3
Facility Design Standards.....	19-4
Small Wind Energy Facility.....	19-6
Allowed Areas.....	19-6
Applications.....	19-6
Design Standards.....	19-6
Hybrid Wind and Solar Energy Facility.....	19-7
Maintenance.....	19-8
Abandonment.....	19-8
Roof-Mounted Wind Energy System.....	19-8
Allowed Areas.....	19-8
Applications.....	19-8
Standards.....	19-8
Maintenance.....	19-9
Abandonment.....	19-9
Compliance.....	19-9
Roof-Mounted Solar Energy System.....	19-9
Allowed Areas.....	19-9
Standards.....	19-20
Maintenance.....	19-20
CHAPTER 20 HOME OCCUPATIONS	
Purpose.....	20-1
Requirements of Approval.....	20-1
Employees.....	20-2
Patrons.....	20-2
Prohibited Home Occupations.....	20-2
Appeals.....	20-2
Noncompliance and Revocation.....	20-2
Business License Required.....	20-3

CHAPTER 21	TEMPORARY USES AND TEMPORARY USE PERMITS	
Purpose.....		21-1
Temporary Uses Allowed.....		21-1
Required Permit.....		21-1
Permit Duration.....		21-2
Application Requirements.....		21-2
Required Findings.....		21-2
Conditions of Approval.....		21-2
Mobile Food Vendors.....		21-3
Revocation.....		21-3
 CHAPTER 22	 MOVING OF BUILDINGS	
Purpose.....		22-1
Application Required.....		22-1
Approval Procedures.....		22-1
Permits and Guarantees Required.....		22-1
Certificates of Occupancy.....		22-1
Restoration of Old Site.....		22-1
 CHAPTER 23	 SIGNS	
Purpose and Intent.....		23-1
General Requirements.....		23-1
Sign Permit Required.....		23-1
Exempt Signs.....		23-2
Sign Approval.....		23-2
Signs Approved by the Zoning Administrator.....		23-2
Signs Approved by the Planning Commission.....		23-3
Sign Regulations for Permanent Signs.....		23-3
Awning Signs.....		23-3
Canopy Signs.....		23-3
Directional or Instructional Signs.....		23-3
Electronic Displays Signs.....		23-4
Institutional Signs.....		23-5
Marquee Signs.....		23-5
Drive-thru Signs.....		23-5
Monument Signs.....		23-5
Pylon Signs (On Premise).....		23-6
Projecting Signs.....		23-7
Subdivision Monument Signs or Nameplates.....		23-8
Suspended Signs.....		23-8
Wall Signs.....		23-8
Sign Regulations for Temporary Signs.....		23-9
Temporary Promotional Signs.....		23-9
Temporary Project Signs – On Premise.....		23-10

Temporary Model Home Signs.....	23-10
Temporary Directional Signs for Projects.....	23-10
Temporary Weekend Directional Signs.....	23-11
Off Premise Sign Regulations.....	23-11
Prohibited Signs.....	23-12
Animated or Flashing Signs.....	23-12
Balloon Signs.....	23-12
Bus Bench Signs.....	23-12
Graffiti.....	23-12
Moveable or Portable Signs.....	23-12
Off Premise Billboard and Wall Signs.....	23-12
Paper, Cloth or Plastic Streamers.....	23-12
Roof Signs.....	23-12
Signs on Public Property.....	23-12
Sound Emitting Signs.....	23-13
Snipe Signs and other Miscellaneous Signs.....	23-13
Spotlights.....	23-13
Statue Signs.....	23-13
Traffic Sign Replicas.....	23-13
Vehicle Signs.....	23-13
Measurement of Regulated Sign Area.....	23-13
Sign Theme.....	23-14
Design Standards.....	23-14
Application Requirements.....	23-15
Constructions and Maintenance Requirements.....	23-15
Changes to an Existing Sign.....	23-15
Violations and Enforcement.....	23-15
Nonconforming Signs.....	23-16
On Premise Signs.....	23-16
Off Premise Signs.....	23-17
Exceptions.....	23-17
 CHAPTER 24 NON-CONFORMING USES, BUILDINGS AND STRUCTURES	
Maintenance Permitted.....	24-1
Repairs.....	24-1
Expansion or Enlargement.....	24-1
Land.....	24-1
Buildings.....	24-1
Restoration of Damaged Buildings.....	24-1
Discontinuance.....	24-1
Change to Conforming Use.....	24-1
Change to Another Non-Conforming Use Prohibited.....	24-1
Changes in Zoning District Boundaries and Allowed Uses.....	24-1
Nonconforming Lots of Record.....	24-1

CHAPTER 25 VARIANCES

General.....	25-1
Standards.....	25-1
Conditions.....	25-1
Effect of Granting a Variance.....	25-1
Time Limitation.....	25-1
Use Variance.....	25-1
Procedures.....	25-1
Routine and Uncontested Matters.....	25-1

CHAPTER 26 ACCESSORY USES, BUILDINGS AND STRUCTURES

Purpose.....	26-1
General Requirements.....	26-1
Location of Accessory Buildings.....	26-1
Front Yards.....	26-1
Side Yards.....	26-1
Rear Yards.....	26-1
Maximum Coverage of Accessory Buildings and Structures.....	26-2
Maximum Height of Accessory Buildings and Structures.....	26-2
Architectural Considerations.....	26-2
Handicapped Access.....	26-2
Accessory Uses.....	26-2

**CHAPTER 27 ANNEXATION PROCEDURES AND WATER RIGHTS
CONVEYANCE**

Purpose and Intent.....	27-1
General Annexation Requirements.....	27-1
General Plan and Zoning District Designation.....	27-1
Annexation Application Requirements.....	27-2
Annexation Procedures.....	27-2
Annexation Agreement.....	27-3
Water Rights Conveyance Requirements.....	27-4

CHAPTER 28 RESORT COMMUNITY ZONE

Purpose and intent.....	28-1
Resort Description.....	28-1
Minimum Eligibility Requirements.....	28-2
Allowed Uses.....	28-2
Public Support Requirements.....	28-2
Fire/EMS Sub-station.....	28-2
Police Sub-station.....	28-2
Utility Transactions.....	28-2
Security Services.....	28-2
Procedures for Establishment of a Resort Community Zone.....	28-2
General Plan Amendment.....	28-2

Master Development Concept Plan.....	28-2
Zoning Map Amendment and Area Plan.....	28-3
Effect of Area Plan Approval.....	28-3
Development Standards.....	28-3
Building Designs.....	28-3
Parking.....	28-3
Access and Traffic.....	28-4
Roof Design.....	28-4
Materials.....	28-4
Signage.....	28-4
Lighting.....	28-4
Development Approvals and Permits.....	28-4
Expedited Subdivision Review Process.....	28-4
Expedited Site Plan Review Process.....	28-4
Hospitality Incentives.....	28-5
Inspection and Occupancy.....	28-5
Variations from Development Code and Design Standards.....	28-5
 CHAPTER 29 DEVELOPMENT AGREEMENTS	
Applicability.....	29-1
Criteria for Entering into Development Agreement.....	29-1
Effect of Approval and Reservation of Legislative Powers.....	29-1
Third Part Rights.....	29-1
 CHAPTER 30 VESTED RIGHTS	
Vested Rights.....	30-1
 CHAPTER 31 CONSTITUTIONAL TAKING ISSUES	
Policy Considerations.....	31-1
Guidelines Advisory.....	31-1
Review of City Decision - Procedures.....	31-1
Reviewing Guidelines.....	31-2
Results of Review.....	31-2
 CHAPTER 32 APPEALS	
Administrative Decisions; Zoning Administrator.....	32-1
Development Review Committee Decisions.....	32-1
Board of Adjustment Decisions.....	32-1
Planning Commission Decisions.....	32-1
City Council Decisions.....	32-1
Judicial Review.....	32-1
 CHAPTER 33 SPORTS ENTERTAINMENT ZONE	
Intent.....	33-1
Purpose.....	33-1

Zone District Designation and Description.....	33-1
Minimum Eligibility Requirements.....	33-2
Procedures for Establishment of an SE zone.....	33-2
General Plan Amendment.....	33-2
Concept Plan.....	33-2
Zoning Map Amendment and Area Plan.....	33-3
Effect of Area Plan Approval.....	33-3
Allowed Uses.....	33-3
Allowed Density.....	33-3
Open Space Design Standards.....	33-3
Permanent Protection of Open Space.....	33-4
Ownership of Open Space.....	33-4
Maintenance of Open Space.....	33-4
Public Support Requirements.....	33-5
Fire/ EMS Sub-station.....	33-5
Police Sub-station.....	33-5
Security Services.....	33-5
Other.....	33-5
Development Standards.....	33-5
Parking.....	33-5
Access and Traffic.....	33-5
Building Materials.....	33-5
Crime Prevention Through Environmental Design.....	33-6
Architecture.....	33-6
Signage.....	33-6
Lighting.....	33-6
Building Height.....	33-6
Landscaping.....	33-6
Street Trees.....	33-6
Street Furnishings.....	33-6
Required Fiscal Sustainability.....	33-6
Required Phase Relationship and Continuity.....	33-6
Development Approvals and Permits.....	33-7
Inspection and Occupancy.....	33-7
Variations from Development Code and Design Standards.....	33-7
 CHAPTER 34 ENFORCEMENT	
Enforcement - Procedures and Duties.....	34-1
Civil Enforcement.....	34-1
Stay Order.....	34-1
Reconsideration/Revocation of Approvals, Permits and Licenses.....	34-1
Duties of the Zoning Administrator.....	34-1
Notice and Public Hearing.....	34-1
Required Findings.....	34-1
Decision and Notice.....	34-2

Effect.....	34-2
CHAPTER 35 COMMUNITY FORESTRY	
Purpose.....	35-1
Definitions.....	35-1
Applicability.....	35-2
Coordination between Departments.....	35-2
Parks, Trails, and Trees Advisory Committee.....	35-2
Annual Plan of Work.....	35-2
Tree Care Specifications and Standards.....	35-2
General Standards.....	35-2
Abuse or Mutilation of Trees.....	35-3
Protection near Construction Activities.....	35-3
City Property – Placing Materials Thereon.....	35-3
Valuation of Trees – Compensation to City.....	35-3
Tree Topping.....	35-3
Pruning, Sidewalk and Corner Clearance.....	35-3
Power Line Clearance Standards.....	35-4
Removal of Tree that May Fall Across Street or Sidewalk.....	35-4
Removal of Stumps.....	35-4
Public Utility Companies.....	35-4
Public Tree Care.....	35-4
Street Tree Guidelines.....	35-5
Street Trees – Private Property Owner Responsibility.....	35-5
Resolution of Conflicts between Trees and Structures.....	35-5
Replacement of Removed Street Trees.....	35-6
Dangerous or Hazardous Conditions Which are Declared a Public Nuisance.....	35-6
Abatement or Removal of Dangerous or Hazardous Trees on Private Property.....	35-6
Interference with Maintenance and Removal Unlawful.....	35-6
Penalty for Violation.....	35-6
Public Appeals.....	35-6
CHAPTER 36 UTAH LAKE SHORELINE PROTECTION OVERLAY ZONE	
Purpose and Intent.....	36-1
Applicability.....	36-1
Relationship to Other Regulations.....	36-1
Permitted Uses.....	36-1
Definitions.....	36-1
Lake Buffer.....	36-1
Site Features Mapping.....	36-2
Concept Plan.....	36-2
Design Standards.....	36-3
Ownership of Open Lands.....	36-4
Maintenance of Open Lands.....	36-5
Shoreline Trail.....	36-6

Trail Corridor.....	36-6
Trail Construction and Dedication.....	36-6
Trail Standards.....	36-6
CHAPTER 37 DESIGN STANDARDS	
Commercial Design Standards.....	37-1
Architectural Standards.....	37-1
Site Design Standards.....	37-3
Parking Lots and Alleys.....	37-4
Landscape Treatments and Embellishments.....	37-4
Historic Commerce District Design Standards.....	37-5
Existing Structures.....	37-5
Infill Development.....	37-8
Main Street and State Street Areas Other Than the Historic Core	
Design Standards.....	37-9
General Design Concepts.....	37-9
Multi-Family Residential Design Standards.....	37-9
Architectural Standards.....	37-10
Site Design Standards.....	37-11
Downtown Spacing Requirements.....	37-12
Outdoor Spaces Site Design Standards.....	37-12
General Descriptions.....	37-12
Purpose.....	37-12
Street and Streetscape.....	37-13
Parking Lots and Alleys.....	37-14
Street Trees and Landscape Elements.....	37-15
Parking Standards.....	37-15
Purpose.....	37-15
General Requirements.....	37-15
Site Design Standards.....	37-16
Parking Dimensions.....	37-17
Parking Structure Design Standards.....	37-18
ADA Accessible Parking.....	37-20
Shared Parking Standards.....	37-20
Bicycle Parking Standards.....	37-20
Reduction in Required Parking.....	37-21
Landscaping.....	37-22
Table of Off Street Parking.....	37-22
Maintenance.....	37-23
Exceptions.....	37-23
CHAPTER 38 DEFINITIONS	
Definitions.....	38-1

LEHI CITY DEVELOPMENT CODE**LIST OF TABLES**

Table 05-030-A	
Table of Uses - Agriculture and Residential Districts.....	5-8
Table 05-030-B	
Table of Uses – Commercial, Industrial and Business Park Zones.....	5-11
Table 05-030-C	
Table of Uses - Mixed Use and Special Districts.....	5-18
Table 05-040-A	
Table of Bulk and Intensity Requirements; Agriculture and Residential Districts.....	5-23
Table 05-040-B	
Table of Bulk and Intensity Requirements; Commercial, Industrial and Business Park Zones.....	5-26
Table 05-040-C	
Table of Bulk and Intensity Requirements; Mixed Use, Nonresidential and Special Districts.....	5-28
Table 12-060	
Public Improvement Requirements.....	12-36
Table 12-070	
Table of Animal Rights.....	12-37
Table 23-190	
Sign Area Versus Measurement Distance for Electronic Display Signs.....	23-18
Table 37-080	
Multi-Family Development Amenities Requirements.....	37-24
Table 37-090	
Table of Off-Street Parking Requirements.....	37-25

LEHI CITY DEVELOPMENT CODE**LIST OF FIGURES**

All Figures are presented in the Appendix

Figure 1	
Amendment to Lehi City General Plan.....	i
Figure 2	
Amendment to Lehi City Development Code and Zoning District Map.....	ii
Figure 3	
Permitted Use Approval (Single Family Dwelling, Two-Family Dwelling and Accessory Structures).....	iii
Figure 4	
Permitted Use Approval (valuation less than \$500,000 except those identified in Figure 3).....	iv
Figure 5	
Permitted Use Approval (valuation greater than \$500,000 except those identified in Figure 3).....	v
Figure 6	
Conditional Use Approval.....	vi
Figure 7	
Concept Review.....	vii
Figure 8	
Preliminary Subdivision Plat Approval.....	viii
Figure 9	
Final Subdivision Plat Approval.....	ix
Figure 10	
Area Plan Approval.....	x
Figure 11	
Interpretation of Zoning District Boundaries.....	xi
Figure 12	
Temporary Uses.....	xii

Figure 13	
Sign Permit [Signs Approved By The Zoning Administrator ' 23-050(A)].....	xiii
Figure 14	
Sign Permit [Signs Approved By The Planning Commission ' 23-050(B)].....	xiv
Figure 15	
Required Yard Areas for Corner Lots.....	xv
Figure 16	
Required Yard Areas for Interior Lots.....	xvi
Figure 17	
Two Lot Subdivision Approval With an Existing Home.....	xvii
Figure 18	
Fencing Requirements.....	xviii

AMENDMENTS AND REVISIONS TO THE LEHI CITY DEVELOPMENT CODE

Revisions Adopted on 2/25/97:

1. Table 05-040-A - Table of Bulk and Intensity Requirements - Agricultural and Residential Districts, clarifying the minimum ground floor area per residential unit in the R-3 Zoning District as a 900 sq. ft. minimum.
2. Sections 01-010, 04-020, and all sections of the Code where a 21-day report is required - Requirement for a DRC report 21 days prior to Planning Commission consideration of various requests, modified to require the report within 21 days and not less than 7 days and changes placed in all sections of the Development Code.
3. Section 11-050 - Clarification of two lot subdivision requirement review and approval requirements.
4. Section 27-020 - Revision to the annexation provisions and requirements.
5. Sections 05-010, 05-020, 27-040, and Tables 05-030 and 05-040 - Creation of two new residential zoning districts, R-1-15 and R-1-20.
6. Table 05-030 - Revision to the Table of Uses - Agriculture and Residential Districts, to change manufactured home to modular home as a permitted use.

Revisions Adopted on 5/27/97:

1. Chapter 35 - Definitions added for adult entertainment businesses.
2. Section 35 - Revisions to definitions, clarifying the definition of a story and a basement, and adding a definition for Tradesman shops.
3. Chapter 12 - Development Standards - Adding Section 12-050 - Supplementary Requirements for Adult Entertainment Business.
4. Table 05-030-B - Various revisions to the Table of Uses for Mixed Use, nonresidential, and special districts.
5. Table 05-040-B - Revisions to the Table of Bulk and Intensity Requirements Mixed Use, nonresidential, and special use districts, changing the minimum rear yard requirements in the Commercial and Light Industrial Zoning Districts from 25 feet to as allowed by the UBC.
6. Section 12-080 - Revisions to project buffering and screening requirements.
7. Table 05-030-A - Table 05-030-A - Revisions to the Table of Uses Agriculture and Residential Districts, adding churches and schools as a Conditional Use in the A-1 and A-1 Zoning Districts.

Revisions Adopted on 6/24/97:

1. Table 05-030-B - Revisions to the Table of Uses Mixed Use, nonresidential, and special districts revising residential uses in the Mixed Use zoning district.
2. Table 05-050 - Revision to the Table of Off-Street Parking Requirements to include parking stall requirements.

Revision Adopted on 7/5/97:

1. Section 16-040 - Clarification of open space areas in Planned Residential Design Projects.

Revision Adopted on 8/26/97:

1. Table 05-030-B - Revision to the Table of Uses, Mixed Use, nonresidential, and special districts, adding building materials supply store with outside storage as a Conditional Use in the Commercial, Light Industrial, and Industrial Zones.

Revision Adopted on 9/9/97:

1. Section 23-050 - Revision of sign approvals, to clarify the spacing required between billboards and off-premise signs as 1,000 foot radius.

Revisions Adopted on 10/14/97:

1. Table 05-040-A - Table of Bulk and Intensity Requirements agriculture and residential districts, to redefine minimum side yards in the R-1-20, R-1-15, and R-1-12 zoning districts.
2. Section 35 - Clarification in the definitions of construction sales and service and construction service.

3. Section 12-140 - Amendment to the Supplementary Requirements for Residential Facilities for persons with a disability.
4. Section 12-050 - Amendment to the Supplementary Requirements for Residential Facilities for the Elderly.
5. Chapter 12 - Development Standards, adding Section 12-160, Supplementary Requirements for Juvenile Group Homes.
6. Chapter 12 - Development Standards, adding Section 12-170, Appeal of Denial of Application for residential facilities for persons with a disability, residential facility for the elderly, or juvenile group home.

Revisions Adopted on 11/25/97:

1. Section 11/140 - Effective period of final subdivision plat approval. To allow for an extension of the effective period of approval by the City Council.
2. Table 05-030-A - Table of Uses agricultural and residential districts, changing residential facilities for persons with a disability and the elderly from a permitted to a conditional use.
3. Table 05-030-B - Table of Uses Mixed Use, nonresidential, and special districts, adding juvenile group home as a Conditional Use and changing residential facilities for persons with a disability and the elderly from a permitted to a Conditional Use.

Revision Adopted on 12/9/97:

1. Section 03-050 - Revisions to the Development Review Committee, including its organization, role, and function.

Revision Adopted on 3/24/98:

1. Section 06-020 - Allowed Uses in Planned Community Zoning Districts, clarifying the maximum units per acre allowed.

Revisions Adopted 5/26/98:

1. Table 05-040-B - Table of Bulk and Intensity Requirements Mixed Use, Nonresidential, and Special Districts, modifying the maximum allowed height of an unoccupied structure in the Light Industrial and Industrial Zones.
2. Section 11-050 - Two Lot Subdivision with an Existing Home, omitting the requirement for curb and walk on the lot with the existing home.
3. Table 05-040-A - Table of Bulk and Intensity Requirements - Agricultural and Residential Districts, clarifying allowed units per acre in the R-2 zoning district.

Revision Adopted 6/9/98:

1. Table 05-030-A and Table 05-040-A - Table of Bulk and Intensity Requirements, Agricultural and Residential Districts, changing private swimming pools/private recreation facilities from a Conditional Use to a Permitted Use in the R-1-20, R-1-12, R-1-8, R-2, and R-2 zoning districts.

Revision Adopted 7/28/98:

1. Section 11-180 and 11-310 - Guarantees and Bonds, clarifying available bonding options.

Revision Adopted 8/11/98:

1. Section 12-070 - Compatibility Assessment - Fences, Walls, and Hedges, clarifying fencing requirements for corner lots and adding definitions.

Revision Adopted 9/22/98:

1. Section 12-060-K - Critical Areas, clarifying development regulations for property located within critical areas (flood plains, steep slopes, etc).

Revisions Adopted 10/27/98:

1. Section 12-130-B - Supplementary Requirements for Mixed Use, Nonresidential, and Special Districts, regulating personal and private communication systems, towers, and facilities.
2. Table 05-030-B - Table of Uses Mixed Use, Nonresidential, and Special Districts, adding communication facilities and towers as conditional uses in the Mixed Use zoning district.

Revision Adopted 12/8/98:

1. Figure 7 - Preliminary Subdivision Plat Approval, expediting the subdivision review process eliminating the public hearing process for Planning Commission and City Council on the preliminary subdivision plat approval.

Revision Adopted 1/12/99:

1. Section 12-090 (C), Parking Areas, giving the Planning Commission the authority to approve variations on the minimum setback requirement of 25 feet.

Revision Adopted 2/9/99:

1. Section 24-030-B - Expansion or enlargement of nonconforming buildings and structures, clarifying that the expansion or enlargement of nonconforming structure is not to exceed 30% of the main floor area.

Revisions Adopted 4/13/99:

1. Section 16-100 - Clarifying that dedication of open space will be required for the entire PRD at the time of final subdivision approval of the first phase.
2. Section 05-010 - Zoning by Districts - Adding the Transitional Holding-5 (TH-5) zoning district .
3. Table 05-030-A - Table of Uses - Agriculture and Residential Districts - Adding the Transitional Holding-5 (TH-5) zoning district.
4. Table 05-040-A - Table of Bulk and Intensity - Adding the Transitional Holding-5 (TH-5) zoning district.
5. Section 05-020 - Zoning District Purpose - Adding the Transitional Holding-5 (TH-5) zoning district.
6. Figure 17 - Two Lot Subdivision with Existing Home Preliminary and Final Plat Approval - Eliminating the public hearing requirement.
7. Figure 18 - Adding Figure 18 - Concept Review process.

Revisions Adopted 5/25/99:

1. Chapter 35, Definitions - Adding the definitions for split level main floor, split entry main floor, and two-story main floor.
2. Table 05-040-A and Table 05-040-B - Amending the square footage requirement for two-story homes with an attached garage from 1000 on the main floor to 850 on the main floor with a minimum of 1450 total.

Revision Adopted 7/13/99:

1. Section 11-050 - Amending the requirements on a two lot subdivision with an existing home.

Revision Adopted 8/10/99:

1. Section 10-110 - Amending the method of determining the effective period of a development approval and provisions for an extension.

Revision Adopted 1/11/00:

1. Chapter 6, Planned Community Zone – Revision of the entire chapter to add needed predictability and guidance to the development process in the PC Zone.

Revision Adopted 2/08/00:

1. Section 03.030 – Planning Commission – Adding provisions for alternate Planning Commission Members.

Revision Adopted 3/14/00:

1. Section 12.120-D – Keeping of Animals in Residential Districts – Revision of language affecting animal rights in agricultural zones and allowance for rabbits, chickens, and ducks as household pets in single family zones.

Revisions Adopted 3/28/00:

1. Chapter 2 - Interpretation & Effect – Adding a new section to address lots in two or more districts.
2. Section 12.020-C - Development Standard General Requirements – Removing the provisions for lots in two (2) or more districts from Chapter 12 so they could be added to Chapter 2.
3. Chapter 20 - Home Occupations – Adding administrative approval procedures for Minor home occupations.

Revisions Adopted 4/11/00:

1. Section 6.080 - Allowed Density for Planned Communities - Clarifying the method of calculation of density.
2. Section 12.020 - Development Standard General Requirements – Removing the provisions for Construction in Critical Areas so they could be consolidated with Section 12.060.
3. Section 12.060 – Infrastructure Provision and Environmental Criteria – Revising regulations for Critical Areas.
4. Section 16.040 - Requirements for Planned Residential Design Projects – Clarifying the method of calculation of density, and prohibiting the use of detention ponds as required open space.
5. Section 17.040 - Planned Unit Development Standards - Clarifying the method of calculation of density, and prohibiting the use of detention ponds as required open space.

Revisions Adopted 6/13/00:

1. Section 6.100 – Location of Open Space - Clarifying that detention/retention basins cannot be counted towards meeting minimum open space requirement.

Revisions Adopted 10/10/00:

1. Chapter 5 – Establishment of Zoning Districts – Adding the R-1-10 and R-1-22 zones and removing the R-1-20 Zone.
2. Section 12.120 – Supplementary Requirements for Agriculture and Residential Districts – Adding provisions for animal rights to the R-1-22 zone.
3. Section 27.040 – Water Rights Conveyance – Adding the R-1-10 and R-1-22 Zones and removing the R-1-20 Zone from the Water Rights Conveyance table.

Revisions Adopted 12/12/00:

1. Section 05.050 – Off Street Parking Requirements and Table 05-050 – Table of Off Street Parking Requirements - Adding general parking standards, provisions for compact stalls, and revising parking stall and aisle dimensions.

Revisions Adopted 01/09/01:

1. Table 05-030-B – Table of Uses Mixed Use, Nonresidential, and Special Districts - Changing retail sales to a permitted use in the Mixed Use Zone.
2. Section 19.030 - Special Exceptions – Adding specific standards for approval of flag lots.
3. Chapter 18 - Right to Farm – Adding specific fencing standards for development adjacent to an agricultural area or activity, clarifying how irrigation issues must be dealt with and other general revisions.
4. Table 05-040-B -Table of Bulk and Intensity Requirements Mixed Use, Nonresidential, and Special Districts – Eliminating building height requirements in the Commercial Zone.

Revisions Adopted 02/13/01:

1. Chapter 11 – Development Application Requirements – Amending requirements and procedures for bonding of improvements.

Revisions Adopted 02/27/01:

1. Chapter 17 – Planned Unit Developments - Adding landscaping standards and regulations for development adjacent to arterial and collector streets.

Revisions Adopted 03/27/01:

1. Table 05-030-A - Amending the allowed uses in the R-2 and R-3 Zones for multi family dwellings.
2. Table 05-040-A - Clarifying minimum lot size in the R-2 and R-3 Zones for multi family dwellings.
3. Chapter 12 - Property Development Standards - Adding new standards for Multi Family Housing in the R-2 and R-3 Zones.

Revisions Adopted 05/08/01:

1. Table 05-050 - Table of Off-Street Parking Requirements – Modifying parking requirements for elementary, junior high and high schools.

Revisions Adopted 05/22/01:

2. Figure 7 - Preliminary Subdivision Plat Approval - Adding public hearings as a requirement in the preliminary subdivision approval process.
3. Chapter 11 – Development Application Requirements - Amending preliminary and final subdivision and site plan requirements.
4. Chapter 3 – Administration - Revising public notice requirements for development applications.
5. Section 05.020 (D) - Zoning Districts Purpose - Removing multiple family dwellings from the R-2 Zone.

Revisions Adopted 07/10/01:

1. Chapter 7 – Adding a new Historic Preservation Overlay District and Landmark Sites Ordinance.

Revisions Adopted 08/07/01:

1. Chapter 5 – Establishment of Zones - Adding Resort Community Zone to the text, table of uses, and table of bulk and intensity.
2. Chapter 27 – Annexation Procedures - Revising the Table of Water Rights Conveyance Requirements.
3. Chapter 28 – Resort Community Zone - Adding the Resort Community Zone.

Revisions Adopted 01/08/02:

1. Table 05-040-A - Table of Bulk and Intensity Requirements Agricultural and Residential Districts - Adding provisions for flexibility for projects adjacent to a major roadway or planned trail.
2. Table 05-040-B -Table of Bulk and Intensity Requirements Mixed Use, Nonresidential, and Special Districts – Adding flexibility for frontage requirements for commercial projects.
3. Section 11.180 - Recording the Approved Final Subdivision Plat – Clarifying City policy in relation to gaps and overlaps on subdivision plats.
4. Chapter 21 – Temporary Uses - Revising the requirements for Temporary Uses.

Revisions Adopted 02/26/02:

1. Chapter 27 – Annexation and Water Rights Conveyance Requirements – Updating the requirements for annexations.

Revisions Adopted 03/26/02:

1. Section 12.190 – Zoning Requirements for Sexually Oriented Businesses – Updating requirements for SOB's.
2. Chapter 35 – Definitions – Updating definitions for SOB's.

Revisions Adopted 04/09/02:

1. Table 05-030-A - Table of Uses Agriculture and Residential Districts – Amending Municipal facilities and projects from conditional to permitted uses.
2. Table 05-030-B – Table of Uses Mixed Use, Nonresidential, and Special Districts - Amending Municipal facilities and projects from conditional to permitted uses.
3. Chapter 11 – Development Application Requirements – Amending public utility easement requirements.

Revisions Adopted 07/09/02:

1. Table 05-030-A - Table of Uses Agriculture and Residential Districts – Removing In Home Child Day Care and adding Model Homes.
2. Table 05-030-B – Table of Uses Mixed Use, Nonresidential, and Special Districts - Amending Business Park uses, deleting In Home Child Day Care, and adding Model Homes.
3. Chapter 9 – Conditional Use Permits, adding requirements for model homes.
4. Table 12.060 – Table of Public Improvement Requirements, adding trails to the required public improvements.
5. Chapter 20 – Home Occupations, amending regulations regarding In Home Day Care and Preschools.
6. Chapter 35 – Definitions, amending the definition of In Home Day Care and Preschools.

Revisions Adopted 08/13/02:

1. Chapter 11 – Application Requirements, Revising concept plan requirements and combining preliminary and final site plan requirements and processes.
2. Chapter 16 – Planned Residential Design, adding requirements for concept plan, and modifying allowed density for

critical areas.

3. Chapter 17 – Planned Residential Design, adding requirements for concept plan, and modifying allowed density for critical areas.

Revisions Adopted 09/24/02:

1. Chapter 23 – Signs, Updating and revising various sections including the prohibition of billboards and off premise signs.

Revisions Adopted 02/25/03:

1. Chapter 25 – Variances, designating routine and uncontested matters that may be handled by the Zoning Administrator and associated procedures.

Revisions Adopted 03/11/03:

1. Chapter 11 – Application Requirements, Updating requirements for bonds and guarantees for site plans.
2. Table 05.040-A – Table of Uses Agriculture and Residential Districts, amending the minimum ground floor area for stacked, attached residential units in the R-2 Residential Zone.

Revisions Adopted 03/25/03:

1. Table 05.040-A – Table of Uses Agriculture and Residential Districts, amending the setbacks for the R-1-8 and R-1-10 Zones for remodeling projects on houses not less than 2 years old.

Revisions Adopted 04/22/03:

1. Section 12.060 – Infrastructure Provision and Environmental Criteria, further defining the high water level of Utah Lake.

Revisions Adopted 07/08/03:

1. Table 05.040-A – Table of Uses Agriculture and Residential Districts, allowing for reductions in minimum lot frontage for residential subdivisions that are designed with curvilinear street layouts, coving, or that incorporate traffic calming elements.
2. Chapter 18 – Right to Farm, clarifying agricultural fencing requirements.

Revisions Adopted 08/12/03:

1. Chapter 16 – Planned Residential Developments, adding architectural standards.
2. Chapter 17 – Planned Unit Developments, adding architectural standards.

Revisions Adopted 09/09/03:

1. Figure 19 – Lehi City Fencing Requirements, clarifying allowed fence heights for residential dwellings.

Revisions Adopted 10/14/03:

1. Chapter 26 – Accessory Uses, amending the minimum setback required for private swimming pools.

Revisions Adopted 11/18/03:

1. Table 05-030-A - Table of Uses Agriculture and Residential Districts, adding large animal rights as a conditional use in the R-1-12 and R-1-15 Zones.
2. Section 11.050 – Two Lot Subdivision with an Existing Home, simplifying requirements for two lot subdivisions.
3. Chapter 11 – Application Requirements, specifying that financial institutions for bonding must have an operating branch in the State of Utah.
4. Section 12.120 –D - Keeping of Animals in Agricultural, Residential and Planned Community Districts, adding limited animal rights in the R-1-12 and R-1-15 residential zones.
5. Chapter 17 - Planned Unit Developments, amending the area requirements for a PUD.

Revisions Adopted 1/13/04:

1. Sections 16.080 and 16.100 - Planned Residential Developments, removing references to private services and facilities.

Revisions Adopted 2/10/04:

1. Table 05-040-A - Table of Bulk and Intensity Requirements Agricultural and Residential Districts, reducing the rear yard setback in the R-1-8 Zone from 30 to 25 feet.

Revisions Adopted 3/23/04:

1. Section 03.050 - Development Review Committee, raising the maximum valuation for final review authority of a site plan by the Chief Building Official and Public Works Director.

Revisions Adopted 4/27/04:

1. Table 05.030-B - Table of Uses Mixed Use, Nonresidential and Special Districts, adding Municipal Sporting Facilities as a permitted use in the MU (Mixed Use) zone.
2. Chapter 23 - Signs, regulating on-premise and off-premise directional signs for new subdivisions/developments.

Revisions Adopted 7/13/04:

1. Chapter 12 – Development Standards, regulating the occupancy of a temporary structure or trailer in a single-family zone.

Revisions Adopted 8/10/04:

1. Chapter 21 - Temporary Uses, amending the duration of temporary use.
2. Chapter 20 - Home Occupations, amending the requirements for approval of a Minor Home Occupation permit and clarifying the number of children allowed for in home daycare.

Revisions Adopted 11/09/04:

1. Section 11.240 – Site Plan Approval Process, raising the maximum valuation for final review authority of a site plan by the Chief Building Official and Public Works Director.
2. Section 11.380 – Lot Line Adjustments, amending the provisions for lot line adjustments.
3. Section 12.020 – General Requirements, amending the minimum setback required for private swimming pools.
4. Table 05.040B - Table of Bulk and Intensity Requirements for Mixed Use/Non Residential Districts, adding density and living area requirements for residential uses in the Mixed Use and Business Park Zones.

Revisions Adopted 12/14/04:

1. Table 05-040-A - Table of Bulk and Intensity Requirements for Residential Districts, increasing the minimum ground floor area per residential unit in the R-1-22, A-1 and A-5 Zones.
2. Chapter 6 – Planned Community, amending the minimum eligibility requirements.

Revisions Adopted 4/12/05:

1. Table 05.030 B, Section 12.140, and Chapter 35, adding provisions for portable storage containers.

Revisions Adopted 5/10/05:

1. Table 05.030 B and Table 05.040 B, revising provisions for residential uses and densities in the Business Park Zone.

Revisions Adopted 6/14/05:

1. Table 05-030 B, allowing schools as a Conditional Use in the Business Park zone.

Revisions Adopted 8/9/05:

1. Table 05.030-B - Table of Uses Mixed Use, Nonresidential and Special Districts, adding storage units as a Conditional Use in the Mixed Use zone.
2. Chapter 12, Development Standards, adding standards for storage units.
3. Table 05.040 A – Table of Bulk and Intensity Requirements Agriculture and Residential Districts, amending the Maximum Dwelling Units per Acre in the R-1-22 Zone.
4. Chapter 12 – Development Standards, adding requirements for Commercial Day Care Services.

Revisions Adopted 10/25/05:

1. Table 05.050 – Off Street Parking Requirements, clarifying requirements for multi-family units.
2. Table 05.040B Accessory Uses - Changing references to the Uniform Building Code (UBC) to the International Building Code (IBC).
3. Chapter 26 - Accessory Uses, Changing references to the Uniform Building Code (UBC) to the International Building Code (IBC).

Revisions Adopted 11/15/05:

1. Chapter 5 - Establishment of Zoning Districts, adding a new Commercial-1 Zone.
2. Table 05.030 B - Adding a new Commercial-1 Zone.
3. Table 05.040 B – Adding a new Commercial-1 Zone.
4. Section 11.210 - Guarantees and Bonds, deleting Irrevocable Line of Credit Bonds.
5. Section 11.310 - Guarantees and Bonds, deleting Irrevocable Line of Credit Bonds.

Revisions Adopted 1/10/06:

1. Chapter 23 – Signs, amending billboard provisions to allow replacement of a one sided sign with a two sided sign.

Revisions Adopted 2/14/06:

1. Chapter 35 – Definitions, amending the definitions for hotels and motels.

Revisions Adopted 2/28/06:

1. Chapter 12, Section 12.060 - Environmental Criteria, adding requirements for slope easements.
2. Chapter 23 – Signs, adding new provisions for temporary signs.

Revisions Adopted 3/14/06:

1. Chapter 18 – Right to Farm, clarifying minimum fencing mitigation requirements.

Revisions Adopted 5/09/06:

1. Chapter 12 – Development Standards, adding requirements for hotels and motels.

Revisions Adopted 7/11/06:

1. Table 05.040 B - Amending the side yard setbacks in the Business Park Zone.
2. Chapter 9 - Conditional Uses, clarifying conditions for approval.
3. Chapter 30 - Vested Rights, clarifying the status of vested rights for development applications.

Revisions Adopted 9/12/06:

1. Table 05.040 A – changing the frontage requirement in the R-1-12(Residential) Zone from 100 feet to 90 feet.
2. Chapter 12 – Adding standards and requirements for flag lots, fencing above 6 feet in height, and issuance of building permits on existing lots that do not meet current zoning standards.
3. Chapter 19 – Special Exceptions, repealed.

Revisions Adopted 11/28/06:

1. Section 03.040 – removing the reference to Special Exceptions listed under the duties of the Board of Adjustment.
2. Section 10.050 – removing Special Exceptions from the listed applications.
3. Section 26.060 – allowing handicapped access facilities that encroach into required setback and yard areas to be authorized by the Planning Commission as a Conditional Use.

Revisions Adopted 01/09/07:

1. Table 05.040-B Table of Bulk and Intensity Requirements, amending the maximum building height in the Mixed Use zone (State Street only).

Revisions Adopted 02/27/07:

1. Chapter 12 – Development Standards, amending regulations for wireless telecommunications facilities.

Revisions Adopted 03/27/07:

1. Chapter 11 – Application Requirements, amending the requirements for revisions to approved subdivision and site plan construction drawings.
2. Chapter 11 – Application Requirements, amending the improvement requirements for two-lot subdivisions with a flag lot.
3. Section 12.210 – Flag Lot Standards, amending the improvement requirements and the maximum length of the pole portion/driveway for two-lot subdivisions with a flag lot.

Revisions Adopted 05/22/07:

1. Section 11.210 and Section 11.310 - Guarantees and Bonds, amending requirements regarding mechanic or materialman's liens.

Revisions Adopted 07/10/07:

1. Chapter 3 – Administration, amending the notice period for public hearings from 14 to 10 days.
2. Chapter 4 – Amendments to the City General Plan, Development Code and Zoning District Map, amending the notice period for public hearings from 14 to 10 days.
3. Chapter 27 – Annexations, amending the notice period for public hearings from 14 to 10 days.
4. Appendix Figures 1-18, updating figures to reflect changes to hearing requirements and other miscellaneous updates.
5. Chapter 26 - Accessory Uses, Building and Structures amending the minimum side and rear setbacks required for accessory buildings and structures.
6. Table 05.030B - Adding race tracks for go carts, ATV and motocross or other motorized sports facilities/recreational facilities including commercial and private facilities as a Conditional Use in the I(Industrial) and LU(Light Industrial) zones.

Revisions Adopted 08/28/07:

1. Chapter 33 – Sports Entertainment Zone, adding a new zone and associated regulations for the Sports Entertainment Zone.

Revisions Adopted 09/25/07:

1. Table 05.030A – Table of Uses Agriculture and Residential Districts, adding accessory parking lots, municipal as a permitted use in the R-3 Zone.

Revisions Adopted 01/08/08:

1. Chapter 5 – Zoning Districts, adding a section regulating commercial design standards.
2. Chapter 11 – Application Requirements, amending Section 11.210 and Section 11.310 Guarantees and Bonds to allow bonds to be issued by a financial institution that does not have an operating branch in the State of Utah under special circumstances.

Revisions Adopted 02/26/08:

1. Chapter 34 – Enforcement, amending enforcement terms and procedures.

Revisions Adopted 03/11/08:

1. Chapter 5 - Zoning Districts, adding provisions for exceptions to Bulk and Intensity requirements.
2. Chapter 35 - Definitions, adding a definition for coving.

Revisions Adopted 04/01/08:

1. Table 05.040 - Table of Bulk and Intensity Requirements, amending the maximum building height of occupied structure requirements in the Mixed Use zone.

Revisions Adopted 04/08/08:

1. Chapter 19 – Wind Energy Facilities, adding new provisions for wind energy facilities.

Revisions Adopted 04/22/08:

1. Chapter 3 - Administration, adding new provisions for a Parks, Trails and Trees Advisory Committee.

2. Chapter 5 – Zoning Districts, adding a new Neighborhood Commercial Zone and amending the Commercial Design Standards to include new standards for Neighborhood Commercial projects.
3. Table 05.040B Table of Bulk and Intensity Requirements, adding the Neighborhood Commercial Zone.
4. Chapter 12, adding regulations for check cashing businesses.
5. Chapter 35 – Community Forestry, adding new provisions for Community Forestry.
6. Chapter 36 – Definitions, renumbering Chapter 35 to 36 and amending the definition of Personal Services and Check Cashing Services.

Revisions Adopted 05/13/08:

1. Table 05.030B, amending the uses allowed in the Mixed Use, Non-residential, and Special District zones; and adding the Neighborhood Commercial Zone and Uses.

Revisions Adopted 07/08/08:

1. Section 27.070—Water Rights Conveyance Requirements - Giving the City Council discretion to allow water right dedication on annexations of 1,000 acres or more to be deferred until the time of development.

Revisions Adopted 09/09/08:

1. Chapter 4 - Amendments, removing the wording that creates the March/September window for filing amendments to the Lehi City General Plan.
2. Chapter 5 – Zoning Districts, creating a new Moderate High Density Residential (R-2.5) Zone.
3. Tables 05.030A and 05.040A, adding the new Moderate High Density Residential (R-2.5) Zone.
4. Chapter 12 – Development Standards – Adding development standards for the R-2.5 zone.
5. Section 27.040 – Water Rights Conveyance – Adding the R-2.5 Zone to the Water Rights Conveyance table.

Revisions Adopted 11/18/08:

1. New Chapter 12-A - Hillside Preservation and Grading, including regulations and procedures for development in areas with steep slopes.
2. Chapter 26 - Accessory Uses, Buildings and Structures, changing height requirements for accessory buildings.

Revisions Adopted 12/09/08:

1. Table 05.030 A - adding swimming pools to the TH-5 (Transitional Holding) zone.
2. Chapter 20- Home Occupations, adding a requirement for fencing on child day care and preschool businesses.
3. Chapter 23 – Signs, making broad changes throughout the entire chapter.
4. Chapter 30 - Vested Rights, clarifying the length of time an application is valid.

Revisions Adopted 04/14/09:

1. Chapter 12 – adding a provision for rehabilitation and treatment facilities
2. Chapter 35 – adding a definition for rehabilitation and treatment facilities
3. Table 05.030 B – adding rehabilitation and treatment facilities to the LI Zone.

Revisions Adopted 06/09/09:

1. Chapter 5 - adding a new PF (Public Facilities) zone.
2. Table 05-030 A - Correcting the references for Residential Care Facilities.

Revisions Adopted 07/28/09:

1. Chapter 5 - Zoning Districts, Chapter 6 - Planned Community, Chapter 10 - Development Applications, Chapter 11 - Application Requirements, Chapter 28 - Resort Community, and Chapter 33 - Sports Entertainment, clarifying the procedure for extensions to development approvals.
2. Section 11.210 and 11.310 - Guarantees and Bonds, amending provisions for bond releases and clarifying that the Bonds are for the sole benefit of Lehi City.
3. Chapter 12 - Development Standards, clarifying fencing buffer requirements and adding standards for title loan and pawn shop businesses.
4. Chapter 19 - Wind Energy, modifying requirements for small wind energy facilities.

5. Chapter 23 – Signs, modifying the placement requirements for signs within utility easements and adjacent to roadways.
6. Chapter 36 – Definitions, clarifying existing definitions and adding new definitions.
7. Table 05.030B - Table of Uses for Mixed Use, Non-Residential and Special Districts, modifying the allowed uses in those districts.

Revisions Adopted 12/08/09:

1. Table 05-030B – Table of Non-residential Uses, amending uses related to body art and other miscellaneous uses.
2. Chapter 20 – Home Occupations, adding a new section for prohibited Home Occupations and clarifying requirements for a business license.
3. Chapter 36 – Definitions, adding definitions for Body Art and Xeriscape.

Revisions Adopted 04/27/10:

1. Chapter 5 – Establishment of Zones, amending parking lot landscaping requirements.
2. Table 05-030-A – adding Accessory Apartments to the Table of Uses.
3. Chapter 11 – Development Application Requirements, amending the number of copies required for development.
4. Chapter 12 – Property Development Standards, amending the buffering and screening requirements.
5. Chapter 36 – Definitions, amending the definition of Family and adding a definition for Accessory Apartments.

Revisions Adopted 07/27/10:

1. Chapter 20 – Home Occupations, allowing Planning Staff to forward a Home Occupation application to DRC for review if deemed necessary.
2. Chapter 36 – Definitions relating to daycare and preschool regulations.

Revisions Adopted 12/14/10:

1. Table 05.030 A – adding Assisted Living Facility as a Conditional Use in the R-3 Zone.
2. Table 05.050 – adding parking requirements for Assisted Living Facilities.
3. Chapter 23 – Signs, including numerous revisions and changes as part of an overall update to the sign regulations.

Revisions Adopted 03/08/11:

1. Chapter 12 - Section 12.020 E, Property Development Standards, changing the setbacks for swimming pools.
2. Chapter 26 - Section 26.080, Accessory Uses, changing the setbacks for swimming pools.

Revisions Adopted 03/22/11:

1. Table 05.040 B – amending the front and side yard setbacks for the Commercial zone.

Revision Adopted 04/26/11:

1. Chapter 11, Sections 11.220 and 11.320 – Guarantees and Bonds

Revisions Adopted 06/14/11:

1. Chapter 12-A – Hillside Preservation and Grading

Revisions Adopted 09/27/11:

1. Chapter 12 – Amending the regulations for Portable Storage Containers.

Revisions Adopted 10/11/11:

1. Table 05.040 A – Amending the side yard setbacks in residential zones.

Revisions Adopted 11/15/11:

1. Table 05.030 B – Adding Impound Yards as a Conditional Use in the Light Industrial and Industrial zones.
2. Chapter 6 – Planned Community, amending Concept Plan provisions.
3. Chapter 11.140 – Development Application Requirements, allowing the Mayor to sign the final plat.
4. Chapter 12 – Adding new provisions for Impound Yards.
5. Chapter 18 - Right to Farm, amending fencing requirements for new developments.

6. Chapter 36 – Adding a new definition for Towing and Impound Yards.

Revisions Adopted 12/13/11:

1. Table 05-030 B – Adding electric go-cart tracks as a Conditional Use in the Mixed Use zone.
2. Section 12.140 H – Adding supplementary Requirements for electric go-cart tracks.
3. Chapter 27, Annexations - Requiring that existing homes be assigned a city address upon annexation.

Revisions Adopted on 04/24/12:

1. Table -05.030 B – Adding Tobacco Sales Shops as a Conditional Use in the Light Industrial zone.
2. Chapter 12 – creating new requirements for Tobacco Sales Shops.
3. Chapter 36 – Adding a new definition for Tobacco Sales Shops.

Revisions Adopted on 05/22/12:

1. Chapter 12 – Section 12.140 D, amending the regulations for portable storage containers.
2. Chapter 36 - adding a definition for portable storage containers as a temporary storage device.

Revisions Adopted on 06/12/12:

1. Chapter 36 – Utah Shoreline Protection Overlay Zone

Revisions Adopted on 07/10/12:

1. Chapter 4 – amending the process for General Plan, Zone Change and Development Code Amendments.
2. Chapter 10 – amending the amount of time an approval is valid for and the process for requesting extensions.
3. Chapter 11 – amending the subdivision review process.
4. Chapter 19 – renewable energy regulations

Revisions Adopted on 08/14/12:

1. Chapter 12 – buffering requirements for commercial use adjacent to residential use, modifying buffer width.

Revisions Adopted on 08/28/12:

1. Chapter 23 – amending enforcement section to give discretion to enforcement officers and reducing the number of days the City will hold a sign after it has been confiscated.
2. Chapter 34 – adding a statement that gives this chapter precedence over all chapters in the Code when dealing with violations and enforcement.
3. Table 05-040 B – adding a note that the amount of required open space in the BP District may be reduced if additional amenities are provided on a site plan.

Revisions Adopted on 09/11/12:

1. Chapter 5 – adding new zones and removing Commercial Design Standards.
2. Chapter 37 – adding a new chapter that combines the Commercial Design Standards from Chapter 5 and adding Downtown Revitalization standards.
3. Chapter 38 – adding new definitions and amending several existing ones.
4. Table 05-030 B – amending this table to add the new CR and HC zones and adding Table 05-030 C.
5. Table 05-040 B – amending this table to add the new CR and HC zones and adding Table 05-040 C.

Revisions Adopted on 10/02/12:

1. Chapter 12 – amending fencing standard for corner lots by removing the requirement that the neighboring lot must be developed.

Revisions Adopted on 10/23/12:

1. Chapter 12 – amending clear view area at street intersections standard by making clarifications and adding a diagram.

Revisions Adopted on 11/13/12:

1. Table 05-030 A – amending this table to allow apiaries in all residential zones as a permitted use and allowing large animals and livestock as a permitted use in the TH-5 zone.
2. Chapter 12 – amending animal rights section by organizing and allowing some additional animals. An apiary requirement section has been added.
3. Table 12.070 – this is a new table showing the number of allowed animals and bee hives in residential and agricultural zones.

Revisions Adopted on 01/08/13:

1. Chapter 20 – amending this section by removing the distinction between major and minor home occupations, removing the need for Planning Commission approval, and other minor changes.
2. Chapter 37 – adding a new section for exceptions and amending the other sections to remove wording referring to exceptions by the Planning Commission. Some small housekeeping amendments to the Design Standards.
3. Chapter 38 – amending the xeriscape definition to be clearer.

Revisions Adopted on 02/12/13:

1. Table 05-040-B - amending the minimum front yard and corner yard setback requirements for all non-residential zoning districts.

Revisions Adopted on 03/26/13:

1. Table 12.060 - Public Improvement Requirements, amending the table to address commercial properties by adding a Non-Residential New Development column, requiring all subdivisions to provide sidewalk and up to 300 feet of sidewalk for rural single lots, and addressing power requirements.

Revisions Adopted on 07/09/13:

1. Chapter 5 – amending the Neighborhood Commercial zone.

Revisions Adopted on 11/ 12/ 13:

1. Chapter 12-A - Hillside Preservation and Grading, adding a new Chapter 12-B for Grading Permits.
2. Chapter 38 – Definitions, amending the definition of ‘Family’.

Revisions Adopted on 12/ 10/13:

1. Chapter 12 - Development Standards, revising the Animal Rights Ordinance.
2. Chapter 23 – Signs, including the addition of new provisions for electronic billboards.

Revisions Adopted on 03/11/14:

1. Table 05-040-A – changing the rear yard setbacks in R-2 zones and the building height for apartments and multi-family buildings in the R-3 zone.
2. Chapter 20 - Home Occupations, bringing regulations for Daycares and Preschools in conformance with the State Code.
3. Chapter 38 – Definitions, clarifying Daycares and Preschools.

Revisions Adopted on 03/25/14:

1. Chapter 12 - Development Standards, Section 12.110 Lighting Regulations.

Revisions Adopted on 05/13/14:

1. Chapter 3 – Administration, changing the Development Review Committee (DRC) to Reviewing Departments.
2. Chapter 21 - Temporary Uses, adding regulations for Mobile Food Vendors.
3. Chapter 38 – Definitions, adding a definition for Mobile Food Vendors.

Revisions Adopted on 06/10/14:

1. Chapter 12 – Property Development Standards, removal of Multi-Family standards.
2. Chapter 37 – Design Standards, addition of Multi-Family Residential Design Standards with the inclusion of architectural and site design standards.

3. Table 37.080 – creating a new table listing the amount of required amenities by number of units proposed for new multi-family residential developments.

Revisions Adopted on 07/08/14:

1. Chapter 11 – Development Application Requirements, amending the bonding requirements.
2. Section 12.150 – adjusting the height of antenna or antenna support structures from 100’ to 120’.
3. Chapter 27 – Annexation Procedures, amending the water rights conveyance requirements.
4. Chapter 38 – Definitions, amending the definition of Tobacco Products Shop.

Revisions Adopted on 08/26/14:

1. Section 12.120 – changing setback requirements for barns, stables, stalls, corrals and pens.
2. Section 21.080 – amending regulations for Mobile Food Vendors.
3. Chapter 38 – Definitions, adding definitions for barns, stables, stalls, corrals and pens.

Revisions Adopted on 12/09/14:

1. Chapter 37 – added parking standards section with new standards for dimensions, parking structures, shared parking agreements, and bicycle parking.
2. Table 05.050 – updated parking requirements, added new uses, and changed the table to Table 37.090.